



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 24, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Front Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>262 Nevada St</b>	Case No.:	<b>2013.0449V</b>
Cross Street(s):	<b>Btw Jarboe &amp; Cortland</b>	Building Permit:	<b>2013.04.24.5351</b>
Block / Lot No.:	<b>5686/014</b>	Applicant/Agent:	<b>Mark Kelly</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>510-527-6746</b>
Area Plan:	<b>Bernal SUD</b>	E-Mail:	<b>kellyconstruction@att.net</b>
PROJECT DESCRIPTION			
<p>The proposal is to construct a 440 square foot art studio over an existing garage located within the required front setback. The subject property currently contains a single-family dwelling located at the rear of the lot.</p> <p><b>PER SECTION 132 OF THE PLANNING CODE</b> the subject property is required to maintain a front setback that is the average of the two adjacent buildings – in this case approximately 6 feet. The existing garage structure is located within the required front setback. The proposed addition, which will create a second story above the existing garage in approximately the same footprint, will have no front setback.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Erika Jackson</b> Telephone: <b>415-558-6363</b> Mail: <a href="mailto:erika.jackson@sfgov.org">erika.jackson@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2013.0449V.pdf">http://sf-planning.org/ftp/files/notice/2013.0449V.pdf</a></p>			

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

BUILD 440 SQ.FT.ART STUDIO (ACCESSORY STRUCTURE) OVER AN EXISTING GARAGE. IT WILL CONSIST OF ONE LARGE ROOM AND ONE BATHROOM. THE BATHROOM EXTENDS 33 SQ.FT. INTO THE MIDDLE YARD AND IS AT GROUND LEVEL.. ALL WORK TO BE PREFORMED UNDER UBC AND SF LOCAL ORDINANCES.

**SHEET 1: LOT DATA/SITE PLAN/PLAT MAP**

SHEET 2: SANBORG MAP/

(E) GARAGE PLAN/FLOOR PLAN/ELECTRICAL PLAN

**SHEET 3: ELEVATIONS**

SHEET 4: (2)SECTIONS FRAMING PLAN

**SHEET 5: FRAMING DETAILS/PRODUCT INFO.**

SHEET 6: PRODUCT INFO.

NEIGHBORHOOD \* BERNAL HEIGHTS \* SE TEAM  
TRAFFIC ANALYSIS ZONE 413 \* 2010 CENSUS TRACT  
YEAR BUILT \* HOUSE 1910 \* GARAGE 2002

LOT SIZE 1750 SQ.FT.

HOUSE SIZE 480 SQ.FT.

**GARAGE SIZE** 440 SQ.FT.  
230 SQ.FT.

$$920 \text{ SQ.FT.} / 1750 \text{ SQ.FT.} = 53\%$$

(E) DECK/STAIRS  $\frac{115 \text{ SQ.FT.}}{185 \text{ SQ.FT.}} = 1035 \text{ SQ.FT.} / 1750 \text{ SQ.FT.} = 59\%$  (E) FOOT PRINT

(N) ADDITION	+33 SQ.FT.
	<u>1,013 SQ.FT.</u>

$$1068 \text{ SQ.FT.} / 1750 \text{ SQ.FT.} = 61\% \text{ (N) FOOT PRINT}$$

HOUSE SIDE YARD  $3'-0" \times 22'-0" = 66 \text{ SQ. FT.}$

GARAGE SIDE STEPS  $5'-0" \times 22'-0" = \frac{110 \text{ SQ. FT.}}{176 \text{ SQ. FT.}}$

$$176 \text{ SQ.FT.} / 1750 \text{ SQ.FT} = 10\%$$

(N) FOOT PRINT  
(E) SIDE YARDS

1068 SQ.FT.

-1244 SQ.FT.

+1750 SQ.FT.

$$506 \text{ SQ.FT.} / 1750 \text{ SQ.FT.} = \underline{29\% \text{ OPEN SPACE}}$$

(E) REAR HOUSE: WEST 0', SOUTH 0', NORTH 3'-0", EAST 26'-0" ↻ OPEN SPACE  
(E) FRONT GARAGE: EAST 0', SOUTH 0', NORTH 5'-0", WEST 26'-0"  
(N) ADDITION: SOUTH 0', WEST 17'-6" TO (E) HOUSE, 0' TO (E) GARAGE

(E) HOUSE 480 SQ.FT. 9Q.FT.

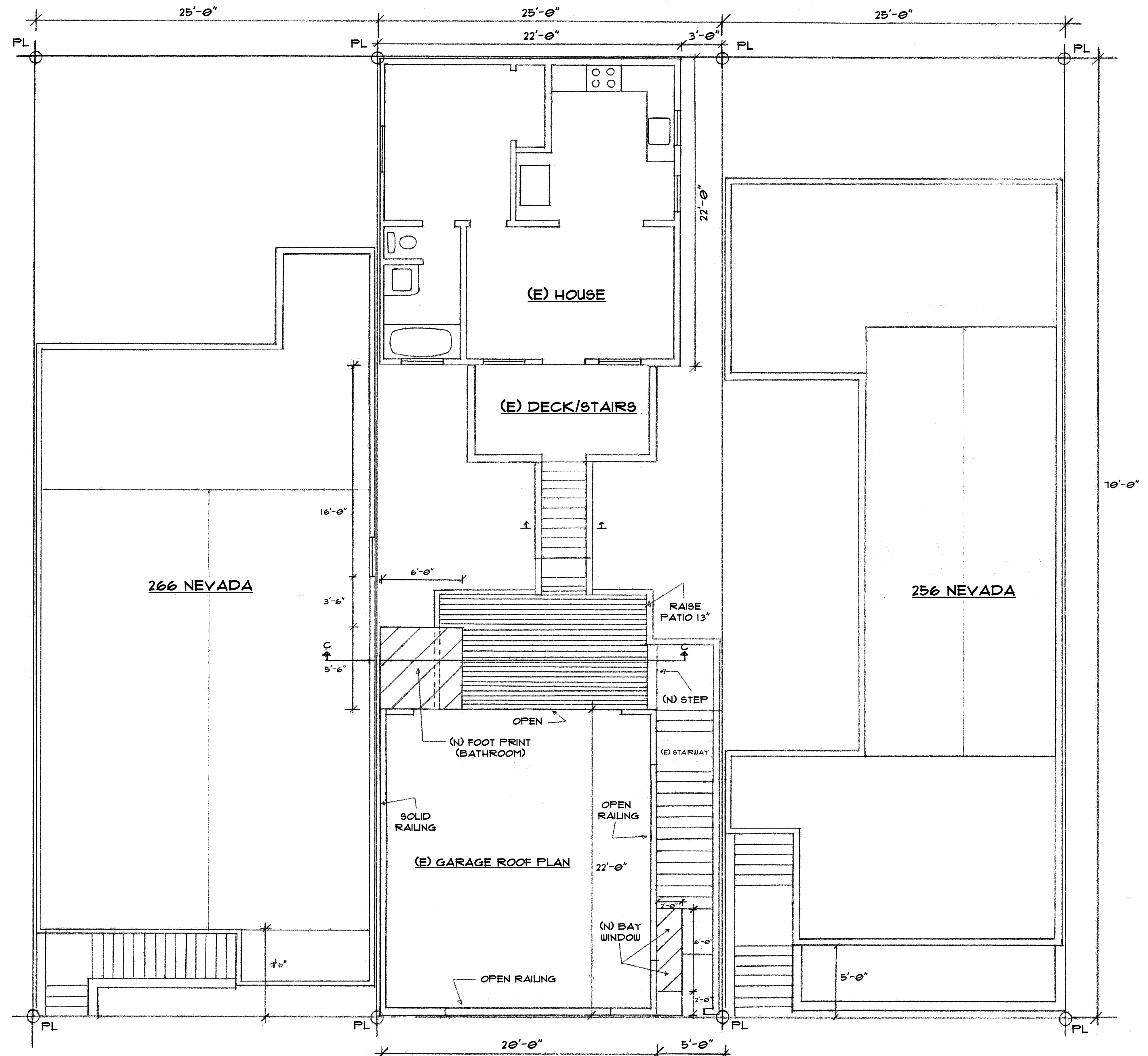
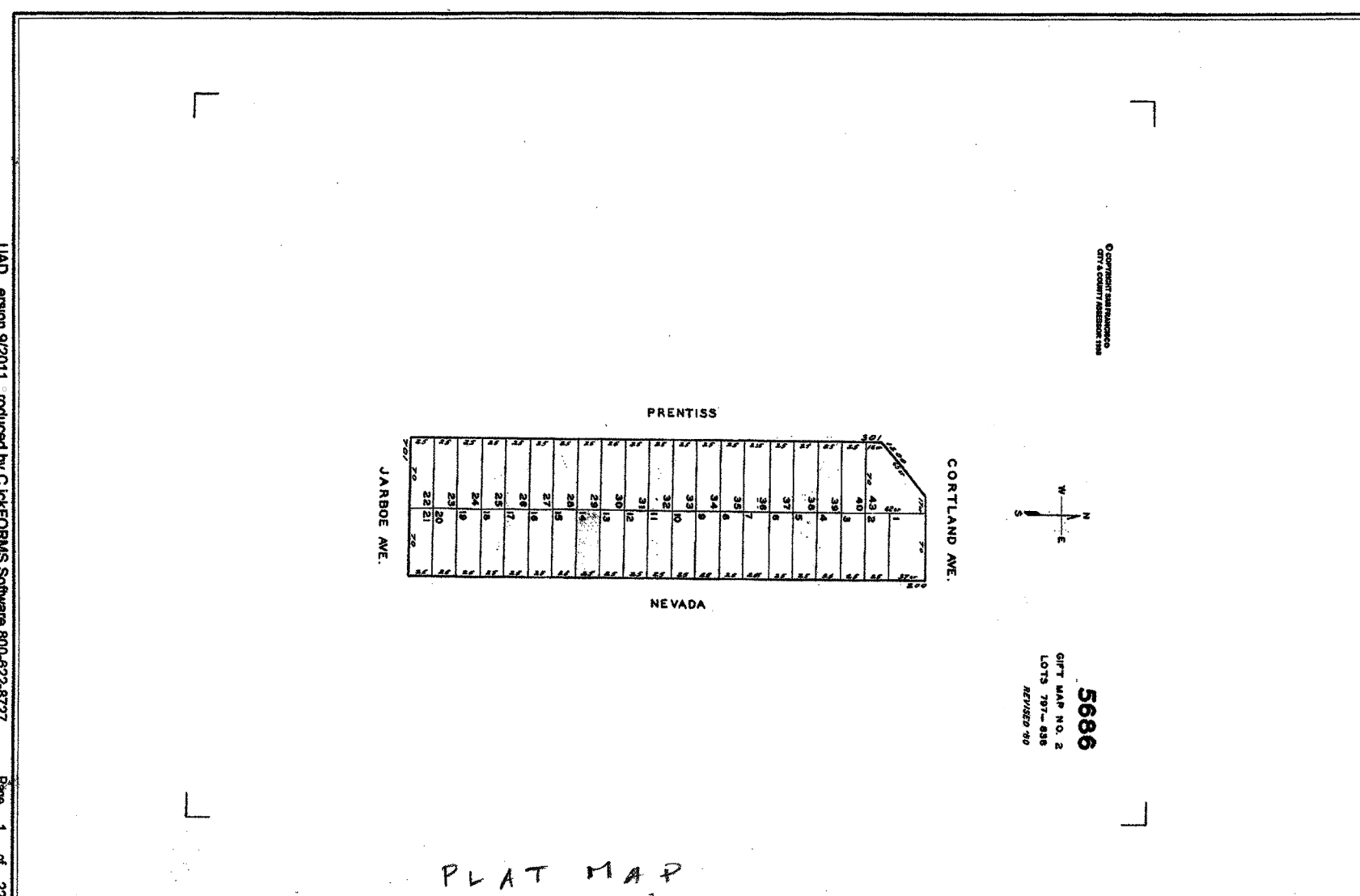
(N) SPACE OVER GARAGE 440 SQ.FT.


(N) SPACE (ADDITION)	33 SQ.FT.
(N) BAY WINDOW	12 SQ.FT.

(N) BAY WINDOW 12 SQ.FT.  
965 SQ.FT.

965 SQ.FT.

GARAGE 440 SQ.FT.



SITE PLAN • SCALE 1/4" = 1'-0"     NORTH

[illegible]

OWNER \* DONALD RICHARD NYHAGEN  
262 NEVADA ST.  
SAN FRANCISCO \* CALIFORNIA \* 94110

• 02/19/13

$$\text{ale } 1/4' = 1' - \theta''$$

MARK  
KELLY

NYHAGEN

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